Housing by People

How two Asian governments are using the resourcefulness of poor communities as the mechanism to house the poorest urban citizens

Two progressive, state-supported housing programs which tap the power of people

PAKISTAN - Khuda ki Basti

THAILAND - Baan Mankong

- INDIVIDUAL-DRIVEN
- ALL STATE-OWNED LAND
- HUGE SLUMS
- NO STATE RESOURCES
- DEVELOPING COUNTRY

- COMMUNITY-DRIVEN
- MIX OF LAND OWNERS
- MANY SMALLER SLUMS
- BIG STATE RESOURCES
- MORE DEVELOPED

A few figures

URBANIZATION

- **7 billion people in the world now   (4.5 billion in Asia)**
- **3.8 billion (54%) live in cities   (2.1 billion in Asia)**

Urbanization Drivers in Asia

- End of colonial rule
- Dictatorships
- New freedoms
- Industrialization
- Agricultural changes
- Natural disasters
- Civil wars

Asia's exploding urban population

	1950	2015
Bangkok	1.3m	13m
Manila	1.5m	15m
Jakarta	1.4m	18m
Seoul	1m	10m
Colombo	0.3m	6m
Phnom Penh	0.2m	3m
Karachi	1m	21m
All Asia	750m	4b
Namibia (Total)	0.5	2.5m (2017)

Urban slums and informal settlements

- 1 billion people live in urban slums (1 out of 7 in the world)
- Half of those urban poor are in Asia (0.5 billion people)

EXAMPLE OF ONE CITY: BOMBAY

- Total population   22 million people
- Living in slums   13 million people
- Population of Namibia 2.534 ,
- Urban… living in informal settlements 40%

The urban poor make their own housing

- Can't afford any formal market housing
- Squat on someone else's land
- Salvage or buy cheap materials
- Mostly settle with others, some alone
- Make something from nothing

Along railway tracks

On steep hill slopes

Around garbage dumps

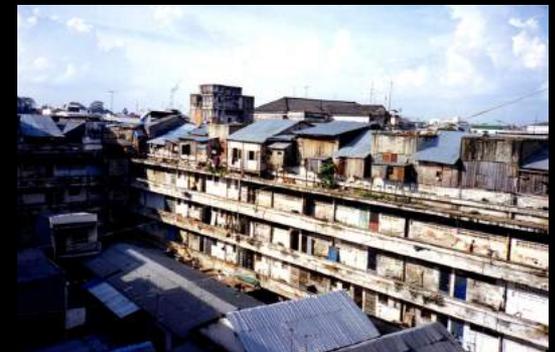On low-lying floodland

Along waterways

On public land

On private land

Along roads

On rooftops

- **Some slums new, others consolidated**
- **Different degrees of security**
- **Many informal tenure arrangements**

This is a viable housing delivery system

- Yes, it's substandard, illegal, many problems
- Affordable, accessible housing stock
- Reaches those the state and market can't
- Provides not only shelter but social support

YET MOST GOVERNMENTS SEE THIS HOUSING AS A SOCIAL PROBLEM

Asia's community movement

POWER = NUMBERS + INFORMATION + MONEY + IDEAS

- **NUMBERS:** The poor have no power alone. They can only negotiate in the city development process with the collective strength of networks and federations.

- **INFORMATION:** Most local governments have no information about slums in their cities. When the poor bring correct data to the table (surveys and maps), it changes power equations and tunes the negotiation to reality.

- **MONEY:** To sit at the negotiating table and take part in their city's development, they can't come empty-handed, need to come with some resources in hand – savings and funds.

- **PROACTIVE IDEAS:** Protesting and demanding has gotten the poor nothing, only stand-offs, adversarial relations with the city, no solution. But when the poor come with viable, concrete solutions to problems of land, housing and services, cities listen.

Baan Mankong

Citywide slum upgrading by urban poor communities in **THAILAND**

Implemented by poor communities themselves, with support from the Community Organizations Development Institute (CODI), Thailand

Baan Mankong Program in Thailand:

- **Housing is delivered by people themselves**
- **In partnership with their cities**

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1. Makes poor communities the doers, owners and designers of projects

2. Is "demand-driven" rather than "supply-driven"

3. Is done in partnership with local authorities and stakeholders

4. Lets people control the money

5. Flexible finance allows communities and local partners to work together

6. Makes more efficient use of state resources for housing the poor

7. Promotes variation rather than single or standard solutions

8. Promotes a broader, more holistic concept of slum upgrading

9. Citywide: covers ALL communities in city, not just scattered projects

Formal meets informal

City-wide upgrading involves all possible city stakeholders and finds various secure housing solutions for ALL the communities in the city
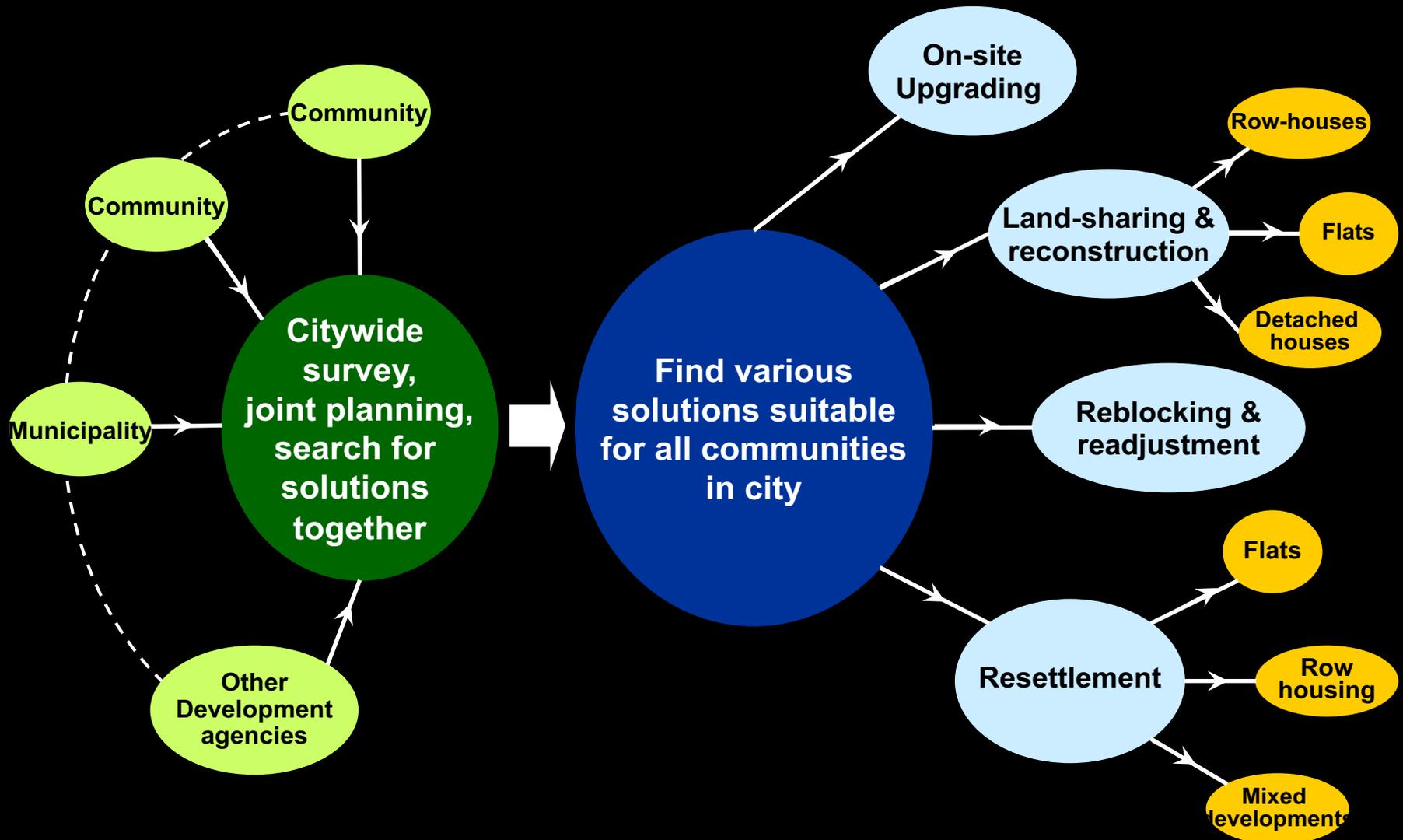
Survey and mapping all the poor and informal communities in the city

- **Community people do the surveying**
- **Every household goes on the map**
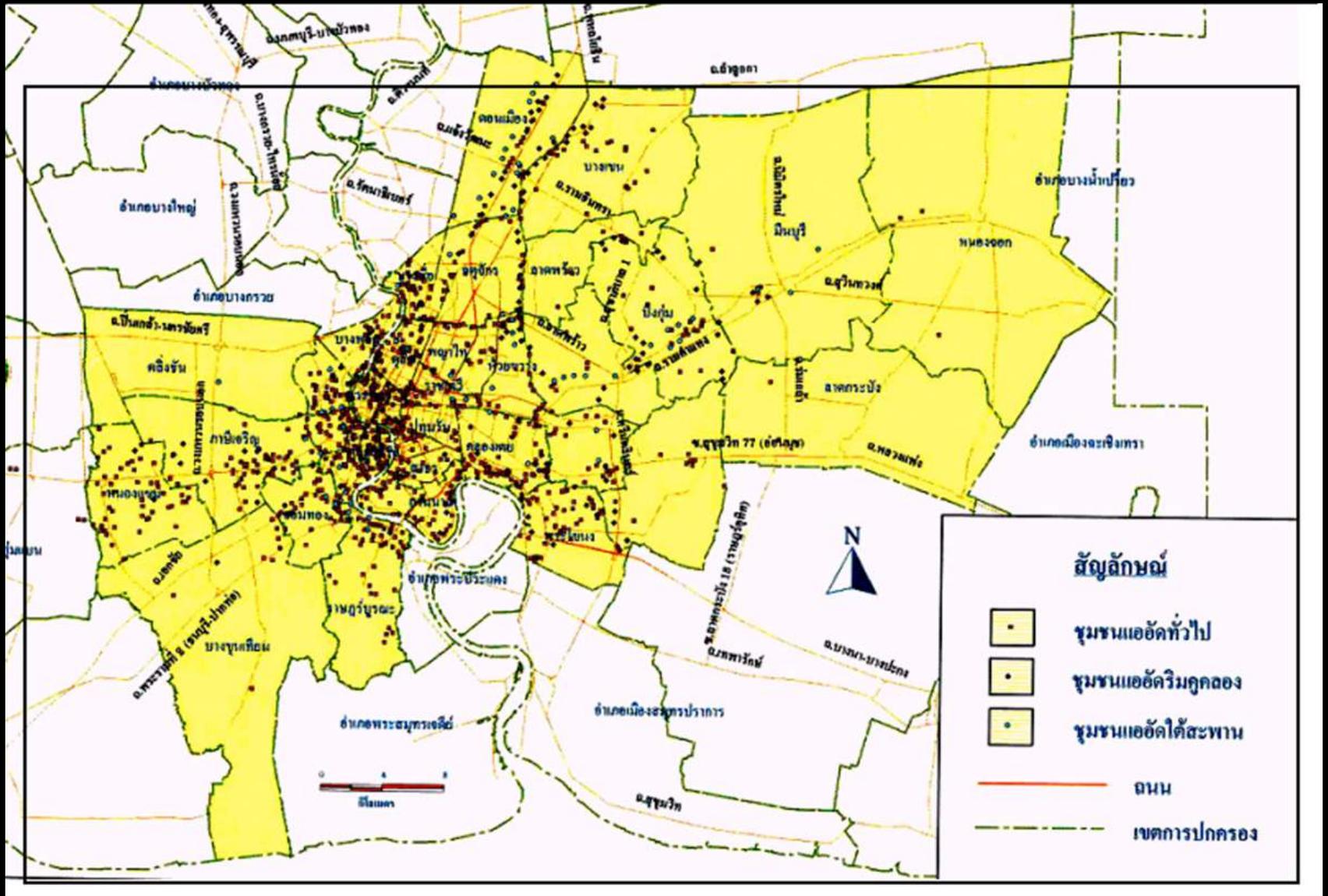- **Identify vacant land for housing also**
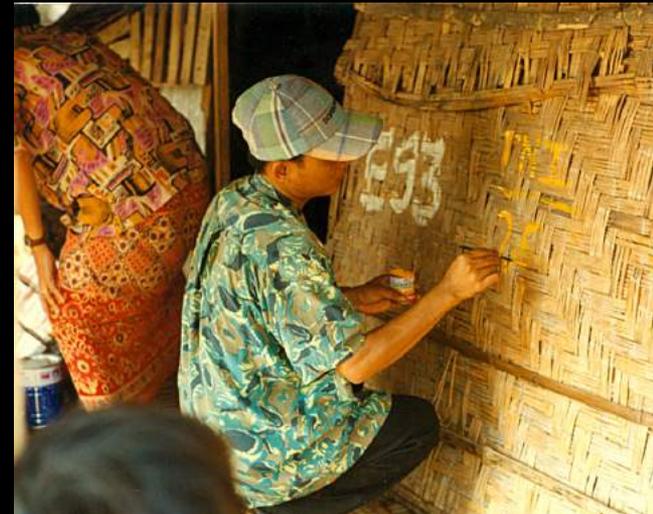
Picking up mapping techniques from the pros

- Google satellite images
- GPS aps on smartphones
- Maps linked to household data
- Cities don't have this information
- **INVISIBLE PEOPLE BECOME VISIBLE**

Citywide survey of slums in Bangkok: **50 districts**

Community networks

- **Platforms for sharing, learning, support**
- **Networks at city, provincial and national level**
- **Breaks the isolation, makes the sky bigger**
- **One breakthrough belongs to everyone**
- **Builds a movement, builds political clout**

Community saving and credit
Saving money, saving people, building group managerial capacity

Negotiating for land

Each community negotiates for its own land, in their own way

NEGOTIATE LOCATION

- Stay on the same land
- Relocate nearby / far away

NEGOTIATE WITH LAND-OWNERS

- Public land-owning agencies
- Temple land
- Privately-owned land

NEGOTIATE LAND TENURE TERMS

- Purchase land
- Lease land - Long-term / Short-term
- User rights

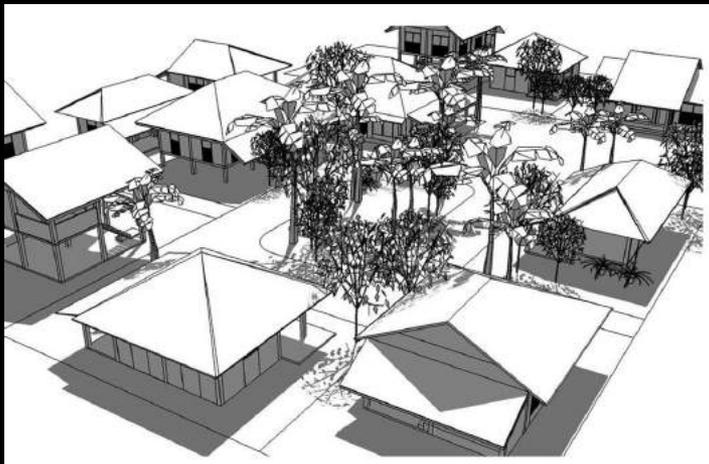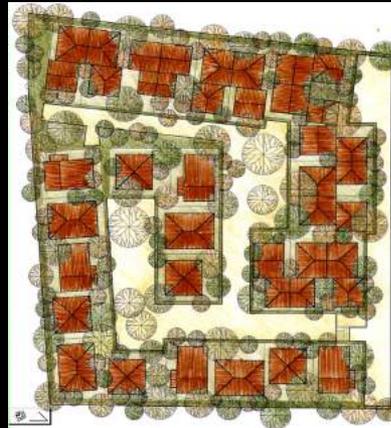# Communities planning their new housing

Community architects in the process

- **Not designers, but facilitators of design by people**
- **Help communities formalize their ideas into proper drawings**
- **A new role for architects, not taught in school**

Community upgrading
# can take many different forms

ON THE SAME LAND (the best option)

- Improving existing communities, with little adjustment

- Reblocking, realignment of existing community

- Demolish existing houses and construct new housing in-situ

- Land-sharing: community rebuilds on part of former land

- Housing for homeless within newly upgraded communities

RESETTLEMENT TO NEW LAND (sometimes necessary)

- Nearby relocation (less than 3 kms from former community)

- Further away resettlement

- New housing cooperatives for renters and scattered squatters

Nearby relocation

Klong Toey Block 7-12, Bangkok

Land sharing
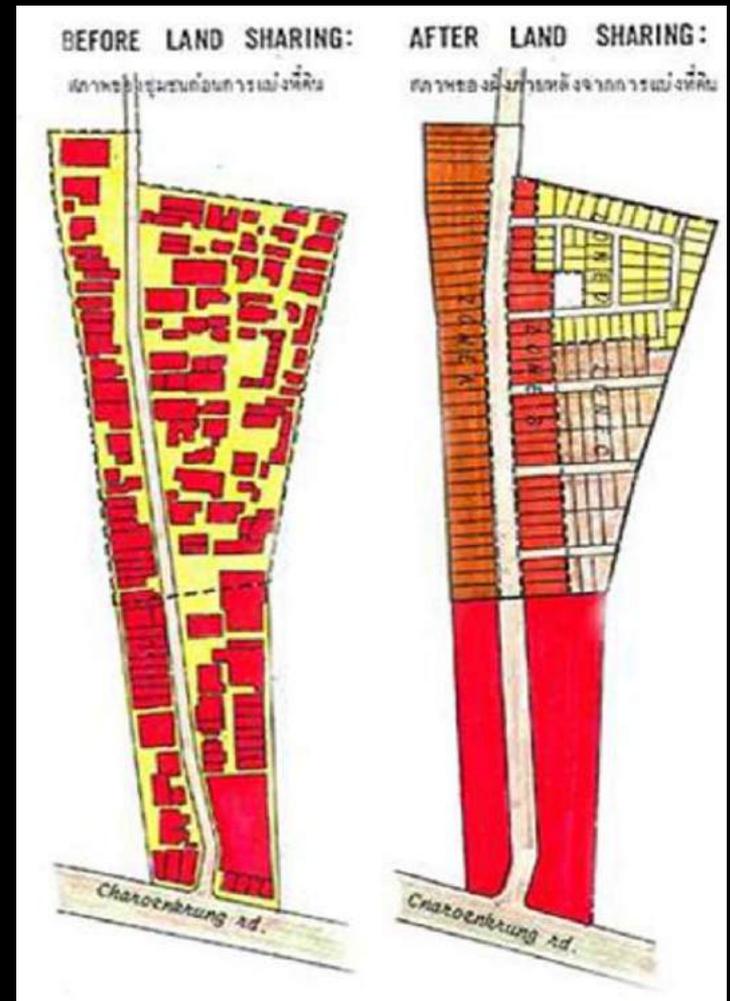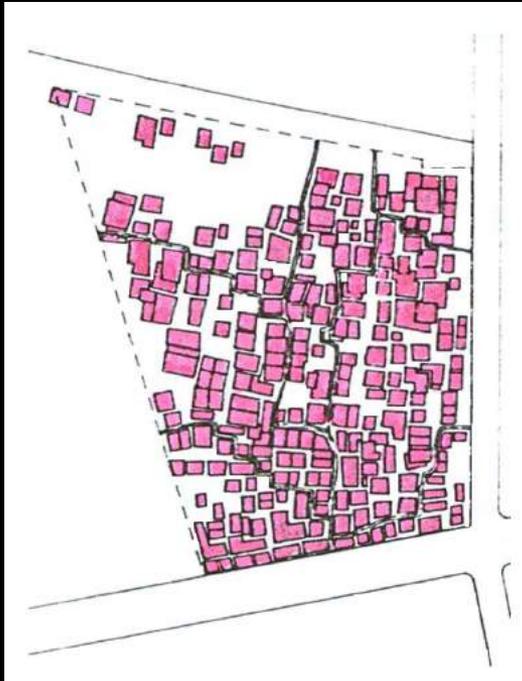
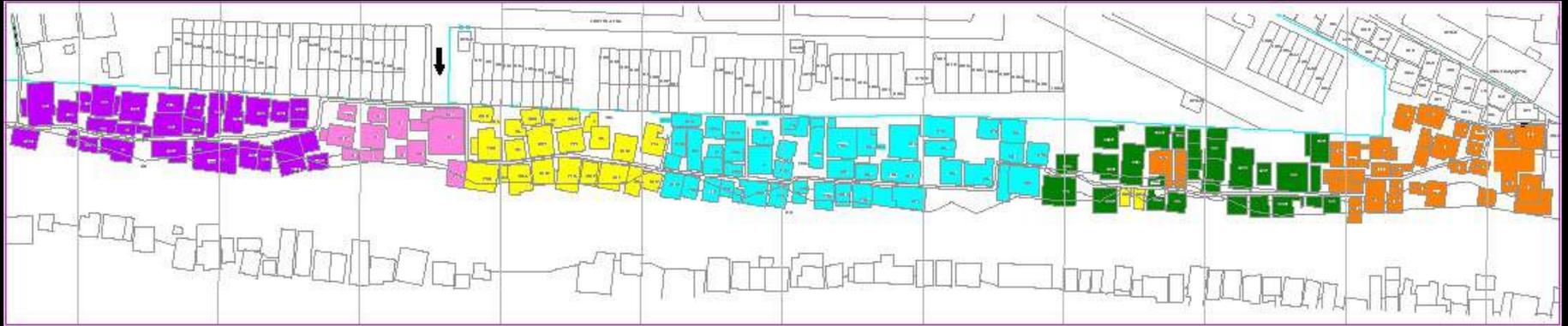Manangkasila (l) and Sengki,   Bangkok

On-site reconstruction

EXAMPLE: **13 communities along the Bang Bua Canal in Bangkok**

Planning in subgroups

Bang Bua: Plan before and after upgrading

Existing canal community and the new reconstruction plan
- **165 plots in first phase**
- **plot size = 5m x 10 m (530 square feet)**

Bang Bua before upgrading (about 3,200 families)

Demolition of old houses to make way for new construction

Temporary housing built on stilts over canal

The construction process

Cleaning the canal

- Grease-trap filter in each house
- Yearly canal clean-up
- Youth environmental activities

New 2-story rowhouses at Bang Bua

New canal-side walkway

- The people built the inside 2 meters
- The District Authority built the outside 1 meter + railing

1 meter
District-built

2 meters
People-built

Citywide upgrading mechanism in each city

HOUSING IS A STRUCTURAL ISSUE:

CODI receives budget from the central govern-ment, then passes the budget direct-ly to communities, with the consent of city develop-ment partners – especially the Local Authority and the Com-munity Network in each city.
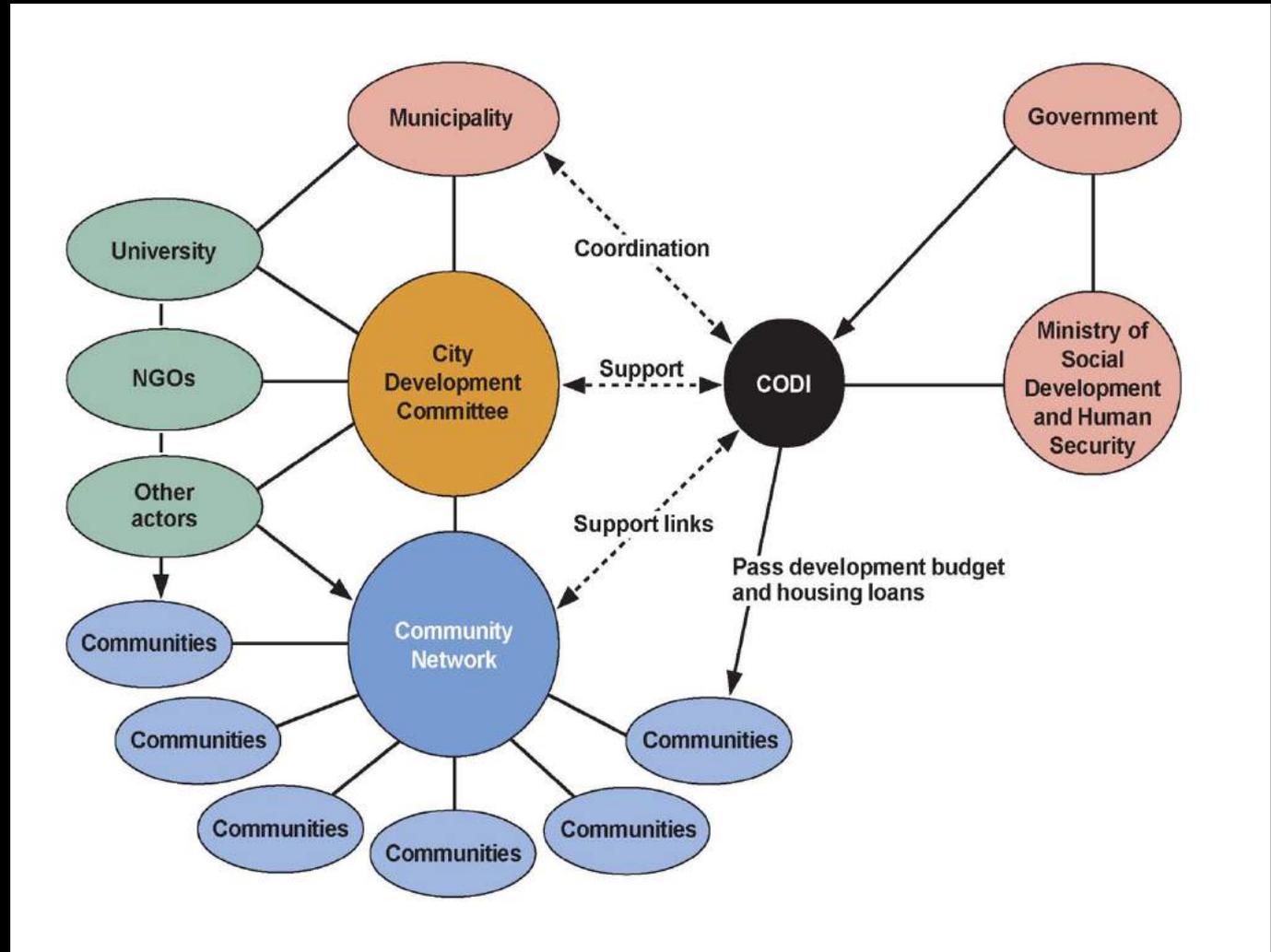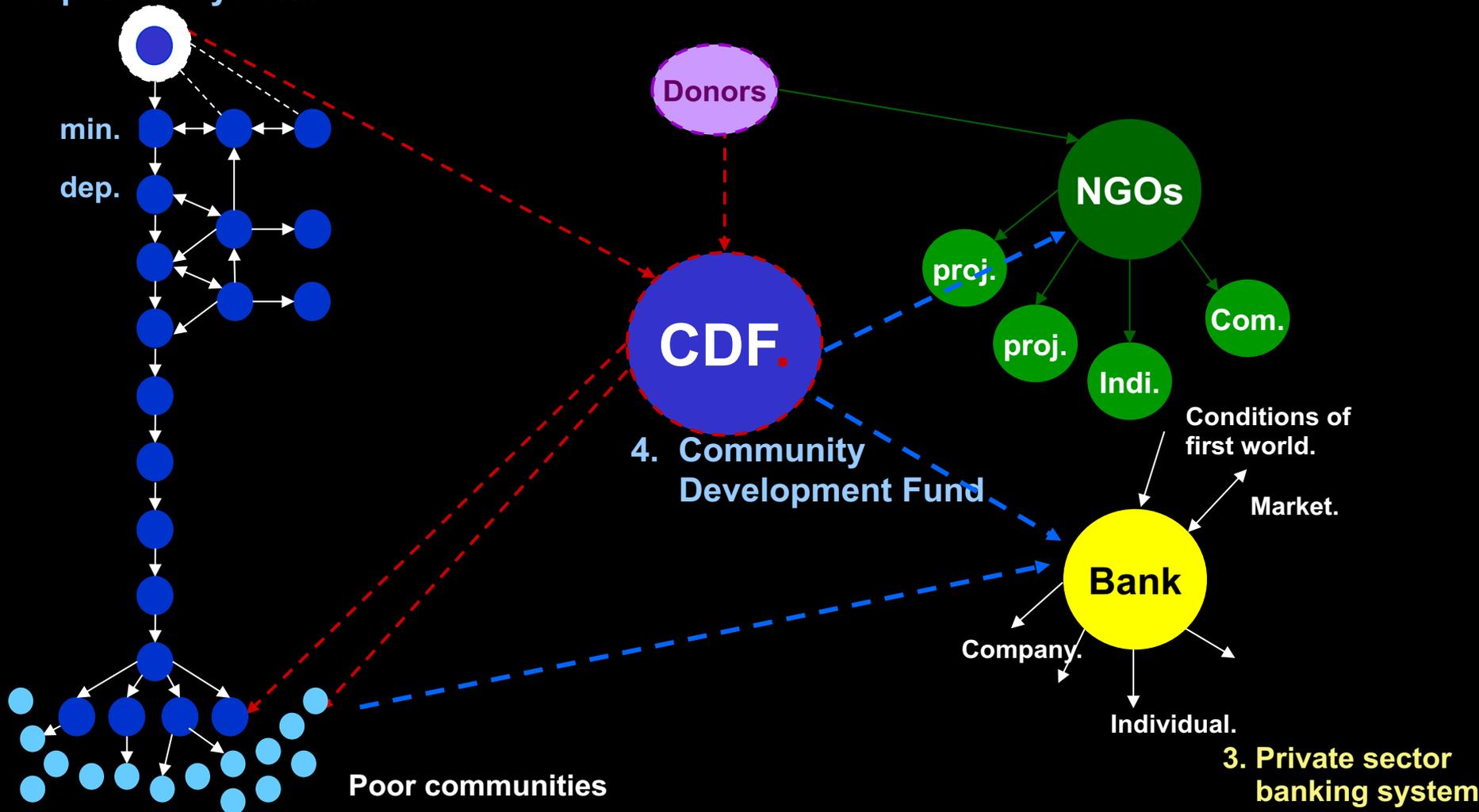
A new kind of flexible housing finance

CODI was set up to establish a national Community Development Fund as a new support mechanism designed specifically to reach urban poor community saving groups directly

1. **Conventional government, Fiscal budget, top-down system.**

2. **NGO service delivery system**

min.

dep.

Donors

NGOs

proj.

proj.

Com.

Indi.

CDF.

4. **Community Development Fund**

Conditions of first world.

Market.

Bank

Company.

Individual.

3. **Private sector banking system**

Poor communities

Changing the power politics in the city

- **Poor communities as equal development partners**
- **Turn adversaries into partners; turn mistrust into collaboration**
- **Politics of exclusion becomes a win-win for people and city**
- **"Give me this!" becomes "See what I can do - can you help?"**

Baan Mankong
Progress from January 2004 to March 2016 (12 years)

PROJECTS COMPLETED SO FAR
- **Total number of projects**   960 projects, in 1,903 communities
- **In number of cities**   345 cities, in 76 out of 76 provinces
- **Number of households**   97,672 households (av 51 hh/ project)
                                        (over HALF the country's slum-dwellers)
- **Budget   - Grants for upgrading**   3.3 billion Baht   ($94 million)
              - Housing + land loans   6.2 billion Baht   ($178 million)

LAND TENURE
- **Cooperative ownership with land title**   **35% of households**
- **Long-term lease on gov. land (20-50 yrs)**   **44% of households**
- **Short-term lease on gov. land (< 5yrs) 8% of households**
- **Land-use rights**   **13% of households**

TYPE OF UPGRADING
- **On the same site**   **63% of households**
- **Relocated within 3 kilometers**   **11% of households**